

FOR SALE OR LEASE

5,775 SF of Premium Office/Warehouse Space on N St Mary's Street

2107 N St Mary's Street, San Antonio, TX 78212



partners

PROPERTY HIGHLIGHTS

■ PRIME LOCATION | North St Mary's Street

2107 N St Mary's St is located on the fast-evolving North St Mary's corridor. The space is fully built-out with modern, high-quality finishes, climate controlled warehouse, and is move-in ready. It's an ideal office for any professional business that wants a sharp, impressive space that reflects its brand.

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DETAILS



SALE PRICE

Contact Broker



SPACE AVAILABLE

Up to 5,775 SF



LAYOUT

- 1,936 SF of Warehouse
- 3 Large Rooms
- 2 Private Offices
- Reception Area
- Kitchen in Place



KEY FEATURES

- 15 Parking Spaces
- Great Signage Opportunity
- High Quality Finish Out
- Less than a 2 minute drive or 10 minute walk to the Pearl
- Numerous restaurants within walking distance

INTERIOR PHOTOS



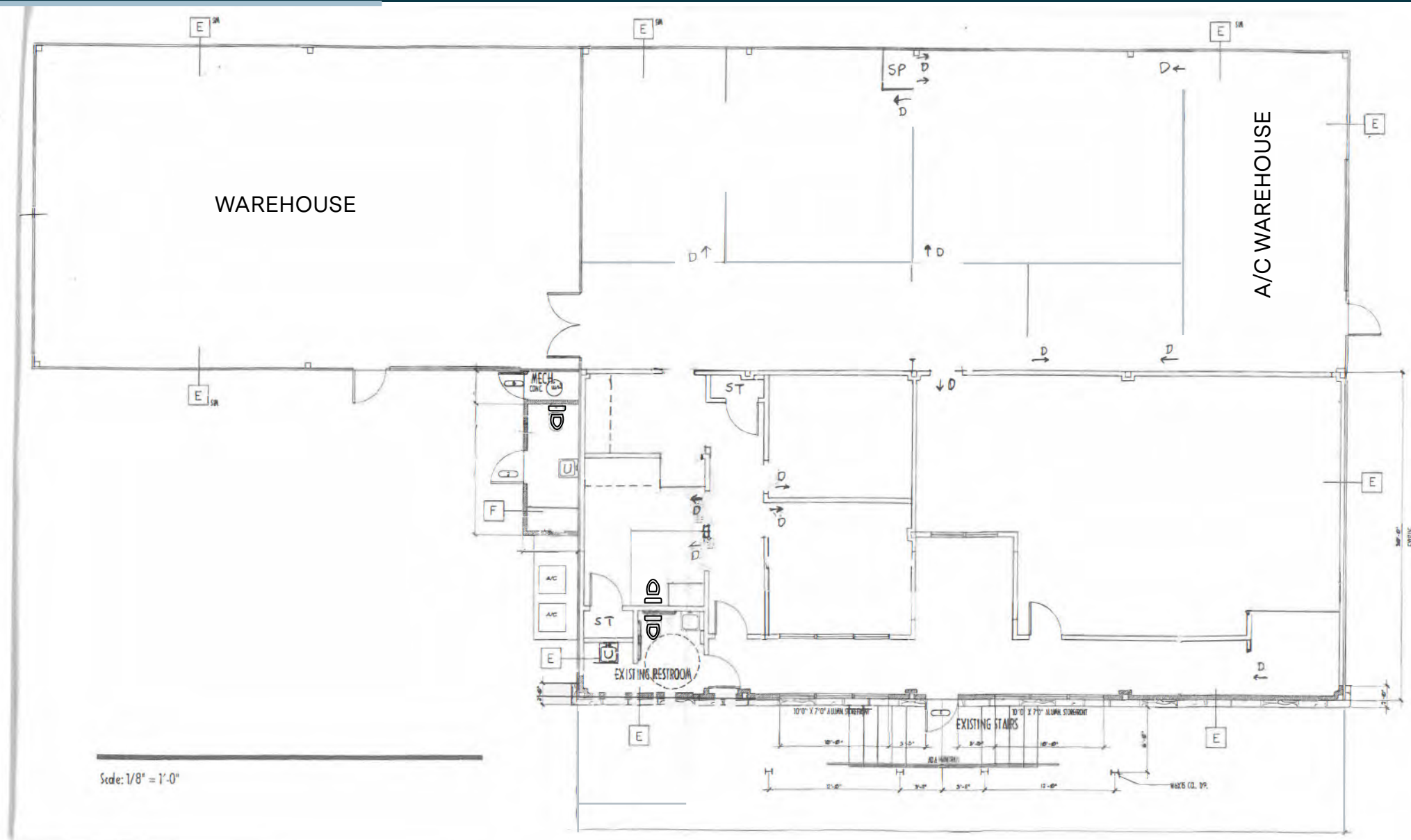
INTERIOR PHOTOS

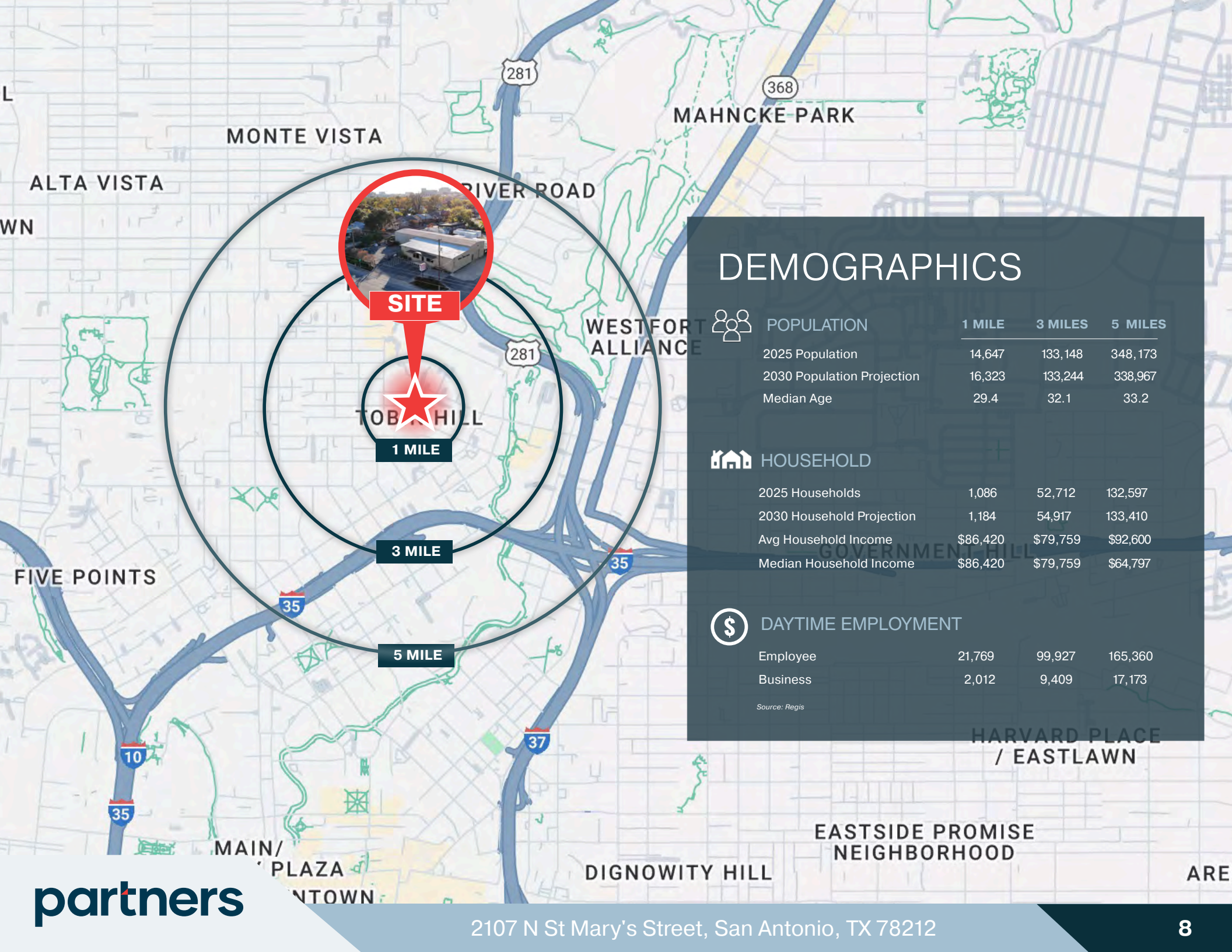


AERIAL OVERVIEW



FLOORPLAN





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	14,647	133,148	348,173
2030 Population Projection	16,323	133,244	338,967
Median Age	29.4	32.1	33.2



HOUSEHOLD

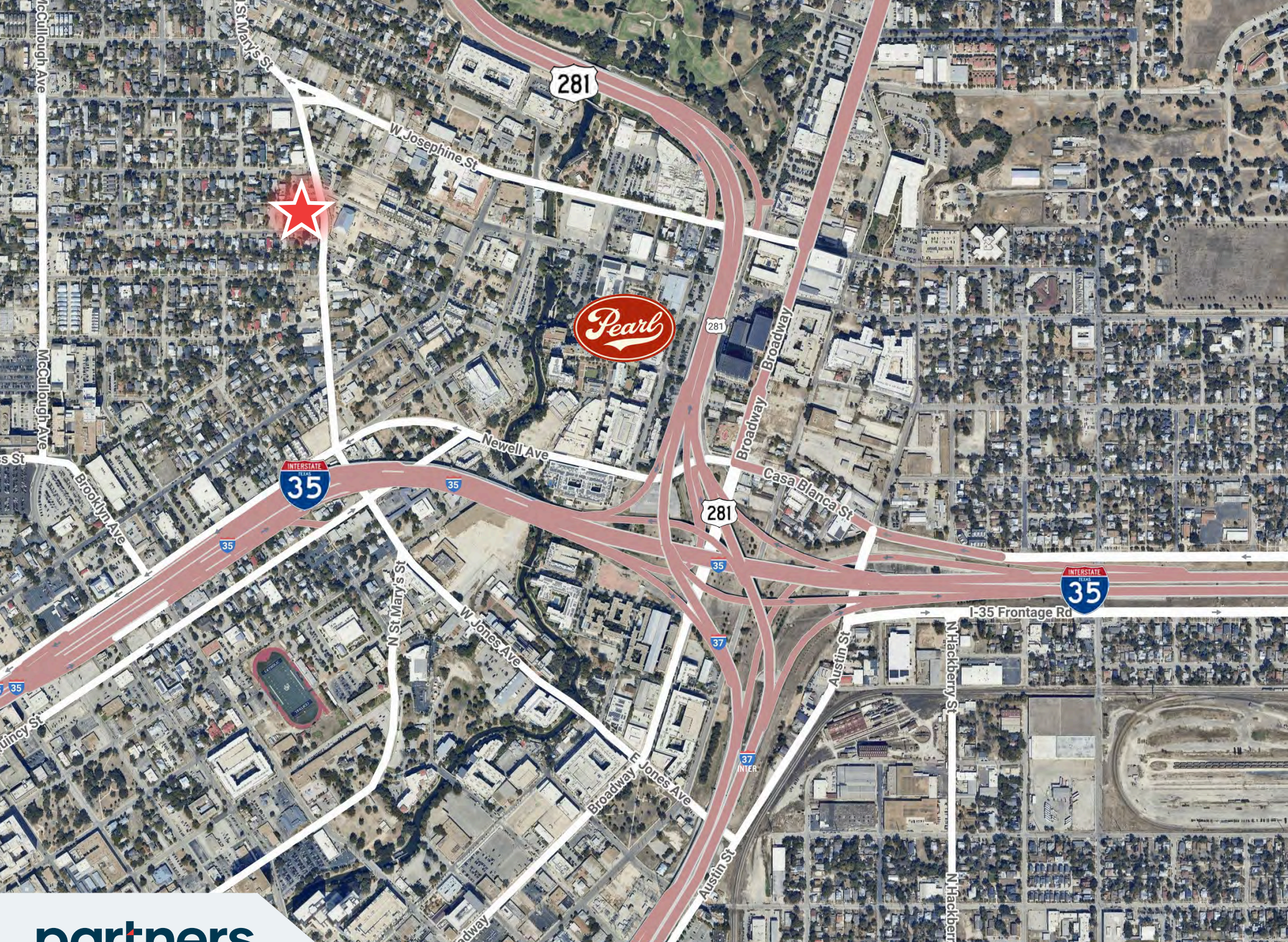
2025 Households	1,086	52,712	132,597
2030 Household Projection	1,184	54,917	133,410
Avg Household Income	\$86,420	\$79,759	\$92,600
Median Household Income	\$86,420	\$79,759	\$64,797



DAYTIME EMPLOYMENT

Employee	21,769	99,927	165,360
Business	2,012	9,409	17,173

Source: Regis





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Information About Brokerage Services



2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement. • Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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